THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Ryan P. Hill
1701 Bryce Court
Nashville, TN 37211
SEND TAX BILLS TO:
new owner

Davidson County DEEDWARR
Recvd: 06/08/07 16:11 2 pgs
Fees:13.00 Taxes:673.40
20070608-0069192

WARRANTY DEED

(Map 172-15-0-A/Parcel 160.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **MARSHALL WISE and wife, CHRISTINA WISE,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **RYAN P. HILL, an unmarried person**, hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 177 on the Plan of Holt Woods, Section Ten, of record in Plat Book 9700, pages 281 and 282, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Marshall Wise, a single man, by Warranty Deed dated May 28, 2004, from Linda Bruce Garvey and husband, John Garvey, of record in Instrument No. 20040603-0064932, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 9700, pages 281 and 282; to restrictive covenants of record in Book 9693, page 68, Book 9745, page 39, Book 9745, page 41, Book 9745, page 43, Book 10256, page 506, and Book 10285, page 142; to homeowners association charter of record in Book 9570, page 5; to by-laws of record in Book 9570, page 13, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 1701 Bryce Court, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, ~~estate, title and interest belonging to the said Grantee,~~ his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2007 real property taxes which will be prorated at closing and assumed by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Christina Wise, spouse of Marshall Wise, hereby joins in this conveyance to convey any right, title or interest she may have in subject property, marital or otherwise.

WITNESS OUR HANDS and signatures on this the 6th day of June, 2007.

MARSHALL WISE

CHRISTINA WISE

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marshall Wise and wife, Christina Wise, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of June, 2007.

Notary Public

My Commission Expires:_____

(SEAL)

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES SEPTEMBER 7, 2010

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $182,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 6th day of June, 2007.

Notary Public

My commission expires:_____

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES SEPTEMBER 7, 2010